

Climate Active Carbon Neutral certification

Public Disclosure Statement



THIS DOCUMENT WILL BE MADE PUBLICLY AVAILABLE

Responsible entity name:	Dexus Wholesale Management Limited ATF Dexus Mount Street Trust
Building / Premises name:	100 Mount Street, North Sydney
Building Address:	100 Mount St, North Sydney, NSW 2060
Corresponding NABERS Energy Rating number	OF37859

This building 100 Mount Street, North Sydney has been Certified Carbon Neutral (Base Building) NABERS against the Australian Government’s Climate Active Carbon Neutral Standard for Buildings (the Standard) for the rating period 01/1/2024 to 31/12/2024 The carbon neutral certification is valid until 29/4/2026.

Total emissions offset	459 tCO2-e
Offsets bought	90.41% ACCUs, 9.59% VCU, 0.00% CERs, 0.00% VERs, 0.0% RMUs
Renewable electricity	100.00% of electricity is from renewable sources

Emissions Reduction Strategy

100 Mount Street, North Sydney has achieved a NABERS Energy rating of 5 stars without GreenPower.

Expires 29th of April 2026

Reporting Year Period

The rating period / reporting year	1/01/2024
12 consecutive months of data used to calculate the NABERS Star rating.	to
	31/12/2024

1. Carbon Neutral Information

1A Introduction:

Dexus is committed to maintaining net zero emissions across its managed portfolio. Preserving net zero delivers decisive climate action for our planet, enhances our vision and customer proposition for intelligent, sustainable workspaces, and ensures we will be ready for other opportunities, including supporting our customers on their journey.

1B Emission sources within certification boundary

Table 1. Emissions Boundary		
The Building has achieved Carbon Neutral Certification for the	Base Building; or	☒
	Whole Building.	☐
The Responsible Entity has defined a set building’s emissions boundary (in terms of geographic boundary, building operations, relevance & materiality) as including the following emission sources		Scope 1: Refrigerants, Gas/Fuels
		Scope 2: Electricity
		Scope 3: Gas/Fuels & Electricity, Water, Waste, Wastewater.

Table 2. Declaration of excluded emissions

All emissions sources **within the geographic boundary** of the building that are **excluded from the emissions boundary** of this claim are declared below.

Emissions sources not included in this carbon neutral claim	Description & justification of the exclusion
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2. Emissions Summary

Table 2. Emissions Source – Summary		t CO ₂ –e
Scope 1: Refrigerants		0.0
Scope 1: Natural gas		270.8
Scope 1: Diesel		0.0
Scope 2: Electricity		0.0
Scope 3: Natural gas		68.8
Scope 3: Diesel		0.0
Scope 3: Electricity		0.0
Scope 3: Waste		84.6
Scope 3: Water and Wastewater		34.1
Other Scope 1,2 and 3 emissions		0.0
Total Emissions		459

*The emissions associated with these Products and Services have been offset on their behalf. A list of these can be found on the Climate Active website:

<https://www.climateactive.org.au/buy-climate-active/certified-brands>

3. Carbon Offsets Summary

Table 4. Offsets retired										
Project Description	Type of offset units	Registry	Date retired	Serial numbers / Hyperlink*	Vintage	Quantity **	Eligible Quantity	Eligible Quantity banked for future reporting periods	Eligible Quantity used for this reporting period claim	Percentage of total (%)
							(tCO2 –e) (total quantity retired) ***			
192 - Carbon Conscious Carbon Capture Project 1	ACCU	ANREU	21/08/2024	8355776898 - 8355778092 See screenshot in Appendix D	2022 - 2023	1195	1195	1034	161	35.1%
193 - Nyaliga Fire Project	ACCU	ANREU	21/08/2024	8331537588 - 8331539581 See screenshot in Appendix D	2021 - 2022	1994	1994	1857	137	29.8%
245 - Carbon Conscious Carbon Capture Project 2	ACCU	ANREU	17/03/2025	8356961293 - 8356962064 See screenshot in Appendix D	2022 - 2023	772	772	655	117	25.5%
246 - Katingan Peatland Restoration and Conservation Project	VCU	Verra	14/03/2025	12730-430611652-430613505-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 https://registry.verra.org/myModule/rpt/myrpt.asp?r=206&h=283857	01/01/2020 - 31/12/202	1854	1854	1810	44	9.6%
TOTAL Eligible Quantity used for this reporting period claim									459	
TOTAL Eligible Quantity banked for future reporting periods								5,356		

* If a hyperlink is not feasible, please send NABERS a screenshot of retirement, or attach as an appendix.

** Quantity is defined as the number of offsets purchased, regardless of eligibility. For example, Yarra Yarra biodiversity credits are not eligible under Climate Active unless they are stapled to eligible offsets. Therefore the quantity of the Yarra Yarra credits could be entered here, however 0 would be put in the eligible quantity column.

*** Eligible Quantity is the total Climate Active eligible quantity purchased. For all eligible offsets, this is the same number as per the quantity cell.

Offset surrender note:
The remaining offsets—1034, 1857, 655, and 1810—originated from the registries listed in the Offsets Summary Table and have been allocated to other buildings. Additionally, 49 offsets from the registry 12730-430611652-430613505-VCS-VCU-263-VER-ID-14-1477-01012020-31122020-0 have been banked.

4. Renewable Energy Certificate (REC) Summary

Renewable Energy Certificate (REC) summary

The following RECs have been surrendered to reduce electricity emissions under the market-based reporting method.

1. Large-scale Generation certificates (LGCs)*	2312
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* LGCs in this table only include those surrendered voluntarily (including through PPA arrangements), and does not include those surrendered in relation to the Large-scale Renewable Energy Target (LRET), GreenPower, and jurisdictional renewables.

Table 6. REC information											
Project supported by REC purchase	Eligible units	Registry	Surrender date	Certificate serial number	Accreditation code (LGCs)	REC creation date	Quantity (MWh)	Quantity used for this reporting period (MWh)	Quantity banked for future reporting (MWh)	Fuel source	Location
9292 - Bango Wind Farm 1, feeder 973 - NSW	LGC	REC	16/08/2024	3282-3285	WD00NS19	2023	4	4	0	Wind	NSW
8869 - Hillston Sun Farm - Solar - NSW	LGC	REC	31/05/2024	16264-16938	SRPXNS40	2023	675	675	0	Solar	NSW
9293 - West Wyalong Solar Farm - Solar - NSW	LGC	REC	16/08/2024	121954-122551	SRPXNSA0	2024	598	598	0	Solar	NSW
9900 - West Wyalong Solar Farm - Solar - NSW	LGC	REC	13/12/2024	127714-128181	SRPXNSA0	2024	468	468	0	Solar	NSW
10094 - West Wyalong Solar Farm - Solar - NSW	LGC	REC	31/01/2025	10892-11458	SRPXNSA0	2024	567	567	0	Solar	NSW
Total LGCs surrendered this report and used in this report								2,312			

5. Minimum energy efficiency requirements not met (please refer to section 4.2.2 & 4.2.3 of the NABERS Carbon Neutral Technical Guidance Document for more details)

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment can be made -

0

Justification from Assessor/Customer where the minimum NABERS Energy rating is not achieved, and a commitment cannot be made -

a) Why the minimum NABERS Energy rating cannot be achieved.

0

b) Why a commitment cannot be made to achieve the rating within three (3) years.

0

c) What the building's emissions reduction strategy is in accordance with Section 2.4 of the Climate Active Carbon Neutral Standard for Buildings.

0

Amount of renewable electricity to be purchased to bring carbon emissions intensity (kgCO2e/sqm) of the rated energy to the equivalent of the minimum NABERS Energy rating requirement

0 kWh

Evidence of purchase of this renewable electricity –

0

Appendix A: Electricity Summary

Electricity emissions are calculated using market-based approach

Market-based method

The market-based method provides a picture of a business’s electricity emissions in the context of its renewable energy investments. It reflects the emissions intensity of different electricity products, markets and investments. It uses a residual mix factor (RMF) to allow for unique claims on the zero emissions attribute of renewables without double-counting.

Marked Based Approach		
Total renewables (onsite and offsite) (cell D45)	2,848,079	kWh
Mandatory * (RET) (cell D32)	505,459	kWh
LGCs voluntarily surrendered (cell D36+D37)	2,312,000	kWh
GreenPower voluntarily purchased (cell D34)	0	kWh
Onsite renewable energy consumed (cell D41+D43)	30,620	kWh
Onsite renewable energy exported (cell D40)	0	kWh
Total residual electricity (cell D44)	-182,157	kWh
Percentage renewable electricity – (cell D46)	100.00%	
Market Based Approach Emissions Footprint (cell M44)	-165,763	kgCO ₂ -e
Location Based Approach		
Location Based Approach Emissions Footprint (cell L38)	1,946,123	kgCO ₂ -e

Note

* Voluntary - contributions from LGCs voluntarily surrendered (including via Power Purchase Agreements) and GreenPower purchases.

Appendix B: Waste Data Quality

For all Climate Active Carbon Neutral claims made via the NABERSpathway, the quality of waste data is evaluated to determine the accuracy and integrity of the calculated emissions from the building's waste. Waste data quality is categorised into one of five tiers ranging from poor to excellent.

Emissions from waste make up 18.42% of this claim’s total emissions

The quality of waste emissions data for this claim is categorised as:

Excellent
Good
Acceptable
Basic
Poor

Appendix C: Refrigerant assessment details

Refrigerant emissions represent the global warming potential of refrigerant gases lost to atmosphere from the building’s airconditioning and/or refrigeration equipment. There are two methods for accounting for refrigerant emissions, including:

Method 1 – Estimation based on a default annual leakage rate

Method 2 – Approximation based on records of top-ups”

Refrigerant emissions make up 0.00% of this claim’s total emissions.

Refrigerant emissions were assessed as follows:

Assessment method	Refrigerant emissions calculated per method (t CO2-e)
Method 1	0.00
Method 2	0.00
Total	0.00

Appendix D: Screenshots of offsets purchased

Transaction ID	AU35465
Current Status	Completed (4)
Status Date	21/08/2024 15:09:13 (AEST) 21/08/2024 05:09:13 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

Transferring Account	
Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services Pty. Ltd.

Acquiring Account	
Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100636					2022-23		6,355,776,898 - 8,355,778,092	1,195

Transaction Status History											
Status Date										Status Code	
21/08/2024 15:09:13 (AEST)										Completed (4)	
21/08/2024 05:09:13 (GMT)											
21/08/2024 15:09:13 (AEST)										Proposed (1)	
21/08/2024 05:09:13 (GMT)											
21/08/2024 15:09:13 (AEST)										Account Holder Approved (97)	
21/08/2024 05:09:13 (GMT)											
20/08/2024 13:56:00 (AEST)										Awaiting Account Holder Approval (95)	
20/08/2024 03:56:00 (GMT)											

Transaction ID	AU35529
Current Status	Completed (4)
Status Date	21/08/2024 15:48:33 (AEST) 21/08/2024 05:48:33 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Stuart, Benjamin Mathew Clarke
Transaction Approver	Rockliff, Nathan Stephen
Comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY24

Transferring Account	
Account Number	AU-2321
Account Name	Carbon Financial Services Pty. Ltd.
Account Holder	Carbon Financial Services Pty. Ltd.

Acquiring Account	
Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			ERF109679					2021-22		8,331,537,588 - 8,331,539,581	1,994

Transaction Status History											
Status Date										Status Code	
21/08/2024 15:48:33 (AEST)										Completed (4)	
21/08/2024 05:48:33 (GMT)											
21/08/2024 15:48:33 (AEST)										Proposed (1)	
21/08/2024 05:48:33 (GMT)											
21/08/2024 15:48:33 (AEST)										Account Holder Approved (97)	
21/08/2024 05:48:33 (GMT)											
21/08/2024 14:48:07 (AEST)										Awaiting Account Holder Approval (95)	
21/08/2024 04:48:07 (GMT)											

Transaction ID	AU39965
Current Status	Completed (4)
Status Date	17/03/2025 14:51:31 (AEDT) 17/03/2025 03:51:31 (GMT)
Transaction Type	Cancellation (4)
Transaction Initiator	Nathalia, Griselda
Transaction Approver	Doan-Lockyer, Jenny
Comment	Retired by Dexus on behalf of its managed portfolio for the purpose of Climate Active certification in FY25

Transferring Account	
Account Number	AU-2977
Account Name	South Pole Australia Financial Services Pty Ltd
Account Holder	South Pole Australia Financial

Acquiring Account	
Account Number	AU-1068
Account Name	Australia Voluntary Cancellation Account
Account Holder	Commonwealth of Australia



ACCOUNT NUMBER	South Pole Australia Financial Services Pty Ltd
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ACCOUNT NUMBER	Commonwealth of Australia
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Transaction Blocks

Party	Type	Transaction Type	Original CP	Current CP	ERF Project ID	NGER Facility ID	NGER Facility Name	Safeguard	Kyoto Project #	Vintage	Expiry Date	Serial Range	Quantity
AU	KACCU	Voluntary ACCU Cancellation			EOP100638					2022-23		8,356,961,293 - 8,356,962,064	772

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